	Property is: Single	Family		Duplex		Other⊡	4 Unit			
Date:	3/13/2014			•						
Below is the	minimum requirement to m	eet health a	and sa	afety issues	s. The C	ity of Milwauke	e, the Rede	velopment Autho	rity, and their re	presentatives
take no respo	onsibility for problems discoved by private lenders, insurance	ered after th	ne ins	pection da	te, or for	omissions thro	ugh error o	r oversight. The li		
•		oo oompani	50, 01	by 1110 1 00	20141 B101	on Grain or Tro	ivie program	10.		
	Condition Report					_				_
Location Site	Required Work Landscaping	n/a	\	Yes □	Note/ Self He	Comments			\$	Cost
	Steps/Handrails	n/a		Yes 🗆		•			\$	
	Service walks	n/a		Yes 🗸					\$	900.00
	Fencing	n/a	V	Yes					\$	
	Parking	n/a		Yes 🗸					\$	1,000.00
	Retaining walls	n/a	V	Yes 🗌					\$	
	Other	n/a		Yes 🗌					\$	
	Other	n/a		Yes 🗌					\$	
Garage	Singles: repair	n/a		Yes 🗆					\$	
	Shingles: Roof over exist			Yes 🗆					\$ \$	
	Shingles: Tear off & re-roo			Yes 🗌					\$ \$	
	Gutters/downspouts	n/a		Yes 🗆					\$ \$	
	Flashing	n/a		Yes 🗆					\$ \$	
	Eaves	n/a	_	Yes 🗌					\$	
	Siding	n/a		Yes 🗆					\$	
	Doors	n/a	_	Yes 🗆					\$	
	Windows	n/a		Yes 🗌					\$	
	Slab	n/a		Yes 🗌					\$	
	Paint	n/a		Yes 🗍					\$	
	Electrical	n/a		Yes \square					\$	
	Other	n/a		Yes 🗌					\$	
Porches	Df	-1-		V □					Φ.	
	Roof		✓ 	Yes					\$	
	Deck-upper		√	Yes					\$	
	Decklower	n/a		Yes					\$	
	Steps/handrails Ceiling	n/a		Yes					\$ \$	
	Guardrails	n/a		Yes					\$	
			✓ ✓	Yes					\$	
	Structural Paint	n/a		Yes					<u> </u>	

n/a 🗌 Yes 🗌

Other

\$

House

Chimney	n/a ✓	Yes		\$
Shingles: repair	n/a 🔲	Yes ✓		\$ 5,500.00
Shingles: Roof over existing	n/a ✓	Yes		\$
Shingles:Tear off & re-roof	n/a ✓	Yes 🗌		\$
Gutters/downspouts	n/a ✓	Yes		\$
Flashing	n/a ✓	Yes 🗌		\$
Eaves	n/a 🗌	Yes 🗸	make soffit rodent proof	\$ 300.00
Siding	n/a 🔲	Yes 🗸	repair aluminum trim	\$ 300.00
Storm Doors	n/a ✓	Yes 🗌		\$
Prime ("main") Doors	n/a 🗌	Yes 🗸		\$ 1,400.00
Storm Windows	n/a ✓	Yes		\$
Prime ("main") Windows	n/a 🔲	Yes ✓		\$ 1,240.00
Paint	n/a 🗌	Yes 🗸	previously painted surfaces	\$ 700.00
Other	n/a 🔲	Yes ✓	basement windows (2 w/screens)	\$ 2,800.00
Other	n/a 🗌	Yes ✓	remove habitable areas from attic space	\$ 3,500.00
Other	n/a 🗌	Yes 🗸	guardrail and handrail @ rear basement entry	\$ 625.00
Other	n/a 🔲	Yes 🗸	window screens	\$ 400.00
Other	n/a 🔲	Yes 🗸	remove unused stairs @ basement	\$ 600.00
Other	n/a 🔲	Yes 🗸	steps & handrail to basement	\$ 1,450.00
			Exterior: Estimated Cost:*	\$ 20,715.00

^{*}average contracted cost. Actual costs may vary. Self help will reduce the amount.

	Ondition Report Unit: Entire unit (single family) Upper unit of duplex			Lower unit of duplex	
Heating	Required Work			Front Lower Unit	
	Repair/replace boiler	n/a 🗌	Yes ✓	for entire building	\$ 10,000.00
	Repair radiation	n/a 🗌	Yes ✓	assumed-not operating at inspection	\$ 8,192.00
	Repair/replace furnace	n/a ✓	Yes 🗌		\$
	Repair ductwork	n/a ✓	Yes 🗌		\$
	Replace thermostat	n/a 🗌	Yes ✓		\$ 100.00
	Repair/replace grilles	n/a ✓	Yes 🗌		\$
	Other	n/a 🔲	Yes ☑	permit	\$ 85.00
Electrical	Repair/replace receptacles	n/a 🔲	Yes ✓		\$ 900.00
	Repair/replace switches	n/a 🗌	Yes ✓		\$ 900.00
	Repair/replace fixtures	n/a 🔲	Yes ✓		\$ 900.00
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Upgrade service	n/a ✓	Yes 🗌		\$
	Other	n/a 🔲	Yes ✓	permit	\$ 85.00
	Other	n/a 🗌	Yes 🗌		\$
Plumbing	Repair/replace kitchen sink	n/a 🗌	Yes 🗌		\$
	Repair/replace kitchen sink fauce	n/a 🗌	Yes 🗌		\$
	Repair/replace tub	n/a 🗌	Yes 🗌		\$
	Repair/replace tub faucet	n/a 🔲	Yes 🗌		\$
	Repair/replace toilet	n/a 🔲	Yes 🗌		\$
	Repair/replace lavatory	n/a 🗌	Yes 🗌		\$
	Repair/replace lavatory faucet	n/a 🔲	Yes 🗌		\$
	Repair/replace wash tub	n/a 🔲	Yes 🗌		\$
	Repair/replace wash tub faucet	n/a 🔲	Yes 🗌		\$
	Unclog piping:	n/a 🗌	Yes 🗌		\$
	Repair drain/waste/vent piping	n/a 🔲	Yes ✓		\$ 600.00
	Repair water piping	n/a 🗌	Yes ✓	-	\$ 900.00
	Repair/replace water heater	n/a 🔲	Yes ✓		\$ 1,300.00
	Other	n/a 🔲	Yes ✓	complete kitchen	\$ 1,455.00

n/a Yes 🗸 complete bathroom

\$

2,170.00

Other

Replace broken glass	n/a ✓	Yes		\$	
Repair or replace sash	n/a ✓	Yes 🗌		\$	
Repair or replace doors	n/a 🗌	Yes ✓		\$	1,680.00
Repair or repl. locks/latches	n/a 🗌	Yes ✓	Self Help	\$	440.00
•	n/a 🗆	Voc 🗔		¢	6,500.00
Repair of Tepl. @ defective	11/a	res 🗸		Φ	6,500.00
Repair or repl. @ defective	n/a 🗌	Yes ✓		\$	2,300.00
Install smoke/CO alarm:bsmt.	n/a 🗌	Yes 🗸	Self Help	\$	55.00
Install smoke/CO alarm: 1st flr.	n/a 🗌	Yes ✓	Self Help	\$	110.00
Install smoke/CO alarm: 2nd flr.	n/a ☑	Yes 🗌	Self Help	\$	
Repair/replace defective	n/a ☑	Yes	Self Help	\$	
Repair defective	n/a ✓	Yes		\$	
Repair defective	n/a 🔲	Yes ✓		\$	4,600.00
	n/a 📙	Yes ✓	NOTE: mold throughout unit	\$	
	n/a 🔲	Yes 🗌		\$	
	n/a 🗌	Yes 🗌		\$	
	n/a 🔲	Yes 🗌		\$	
	Repair or replace sash Repair or replace doors Repair or repl. locks/latches gs Repair or repl. @ defective Repair or repl. @ defective Install smoke/CO alarm: bsmt. Install smoke/CO alarm: 1st flr. Install smoke/CO alarm: 2nd flr. Repair/replace defective Repair defective	Repair or replace sash n/a Repair or replace doors n/a Repair or repl. locks/latches n/a gs Repair or repl. @ defective n/a Repair or repl. @ defective n/a Install smoke/CO alarm:bsmt. n/a Install smoke/CO alarm: 1st flr. n/a Install smoke/CO alarm: 2nd flr. n/a Repair/replace defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a Repair defective n/a	Repair or replace sash n/a	Repair or replace sash N/a Yes	Repair or replace sash n/a

Interior Co	unit: Entire unit (single family) Upper unit of duplex			Lower unit of duplex Other	
Mechanical Heating	Required Work			Rear Lower Unit	
	Repair/replace boiler	n/a 🗸	Yes	included in front lower unit	\$
	Repair radiation	n/a ✓	Yes 🗌		\$
	Repair/replace furnace	n/a ✓	Yes 🗌		\$
	Repair ductwork	n/a ✓	Yes 🗌		\$
	Replace thermostat	n/a 🗌	Yes ✓		\$ 100.00
	Repair/replace grilles	n/a ✓	Yes 🗌		\$
Electrical	Tune boiler/furn. insp ht exchange	jn/a ☑	Yes 🗌		\$
Licotifical	Repair/replace receptacles	n/a 🗌	Yes ✓		\$ 900.00
	Repair/replace switches	n/a 🗌	Yes ✓		\$ 900.00
	Repair/replace fixtures	n/a 🗌	Yes ✓		\$ 900.00
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Upgrade service	n/a ✓	Yes 🗌		\$
	Other	n/a 🗌	Yes 🗸	prmit	\$ 85.00
	Other	n/a 🗌	Yes 🗌		\$
Plumbing	Repair/replace kitchen sink	n/a 🗌	Yes 🗌		\$
	Repair/replace kitchen sink fauce	€n/a 🗌	Yes 🗌		\$
	Repair/replace tub	n/a ✓	Yes 🗌		\$
	Repair/replace tub faucet	n/a 🗌	Yes 🗸		\$ 392.00
	Repair/replace toilet	n/a ✓	Yes 🗌		\$
	Repair/replace lavatory	n/a ✓	Yes 🗌		\$
	Repair/replace lavatory faucet	n/a ✓	Yes 🗌		\$
	Repair/replace wash tub	n/a ✓	Yes 🗌		\$
	Repair/replace wash tub faucet	n/a ✓	Yes 🗌		\$
	Unclog piping:	n/a ✓	Yes 🗌		\$
	Repair drain/waste/vent piping	n/a 🗌	Yes ✓	bath vanity	\$ 220.00
	Repair water piping	n/a 🗌	Yes ✓		\$ 900.00
	Repair/replace water heater	n/a 🗌	Yes ✓		\$ 1,300.00
	Other	n/a 🗌	Yes ✓	complete kitchen	\$ 1,455.00

\$ 85.00

n/a ☐ Yes 🗸 **permit**

Other

Repair or repl. locks/latches n/a Yes Self Help \$ 275.00	Windows								
Repair or replace doors		Replace broken glass	n/a		Yes			\$	
Repair or replace doors		Repair or replace sash	n/a		Yes			\$	
Walls/Ceilings Repair or repl. @ defective n/a	Doors	Repair or replace doors	n/a		Yes	V		\$	1,110.00
Repair or repl. @ defective		Repair or repl. locks/latches	n/a		Yes	V	Self Help	\$	275.00
Paint Repair or repl. @ defective n/a	Walls/Ceiling	gs							
Repair or repl. @ defective n/a		Repair or repl. @ defective	n/a		Yes	√		\$	2,200.00
Install smoke/CO alarm:bsmt.	Paint								
Install smoke/CO alarm:bsmt.		Repair or repl. @ defective	n/a		Yes	V		\$	1,100.00
Install smoke/CO alarm: 1st flr.	Fire Safety								
Install smoke/CO alarm: 2nd fir. n/a	•	Install smoke/CO alarm:bsmt.	n/a	√	Yes		Self Help	\$	
Handrails Repair/replace defective		Install smoke/CO alarm: 1st flr.	n/a		Yes	√	Self Help	\$	165.00
Repair/replace defective n/a		Install smoke/CO alarm: 2nd flr.	n/a	V	Yes		Self Help	\$	
Stairs Repair defective n/a	Handrails	Demainle and defeative	/		V	_	O-William.	Φ.	
Repair defective n/a	Staire	Repair/replace defective	n/a	✓	Yes	Ш	Seif неір	\$	
Floors Repair defective n/a	Stairs	Repair defective	n/a	V	Yes	П		\$	
Other n/a Yes drywall and paint @ common entry/stairwell \$ 2,400.00 n/a Yes finish new framing @ common entry/stairwell \$ 1,500.00 n/a Yes \$	Floors	<u></u>						*	
n/a		Repair defective	n/a		Yes	V		\$	2,600.00
n/a ☐ Yes ☑ finish new framing @ common entry/stairwell \$ 1,500.00	Other			_		_		_	
n/a Yes S			n/a	Ш	Yes	✓	drywall and paint @ common entry/stairwell	\$	2,400.00
			n/a		Yes	✓	finish new framing @ common entry/stairwell	\$	1,500.00
n/a			n/a		Yes			\$	
			n/a		Yes			\$	

Interior Co	ondition Report						
	Unit: Entire unit (single family) Upper unit of duplex Required Work					Lower unit of duplex Other Upper Front Unit	
Heating	Repair/replace boiler	n/a		Yes	V	included in lower front unit	\$
	Repair radiation	n/a	√	Yes			\$
	Repair/replace furnace	n/a	√	Yes			\$
	Repair ductwork	n/a	√	Yes			\$
	Replace thermostat	n/a		Yes	V		\$ 100.00
	Repair/replace grilles	n/a	√	Yes			\$
Electrical	Tune boiler/furn. insp ht exchang	j n/a	V	Yes			\$
	Repair/replace receptacles	n/a		Yes	✓		\$ 900.00
	Repair/replace switches	n/a		Yes	✓		\$ 900.00
	Repair/replace fixtures	n/a		Yes	V		\$ 900.00
	Install outlets and circuits	n/a	√	Yes			\$
	Install outlets and circuits	n/a	√	Yes			\$
	Install outlets and circuits	n/a	√	Yes			\$
	Install outlets and circuits	n/a	√	Yes			\$
	Upgrade service	n/a	√	Yes			\$
	Other	n/a		Yes	~	permit	\$ 85.00
D	Other	n/a		Yes			\$
Plumbing	Repair/replace kitchen sink	n/a		Yes			\$
	Repair/replace kitchen sink fauce	n/a		Yes			\$
	Repair/replace tub	n/a	√	Yes			\$
	Repair/replace tub faucet	n/a		Yes	V		\$ 392.00
	Repair/replace toilet	n/a	√	Yes			\$
	Repair/replace lavatory	n/a	V	Yes			\$
	Repair/replace lavatory faucet	n/a	V	Yes			\$
	Repair/replace wash tub	n/a	√	Yes			\$
	Repair/replace wash tub faucet	n/a	J	Yes			\$
	Unclog piping:	n/a	√	Yes			\$
	Repair drain/waste/vent piping	n/a	J	Yes			\$
	Repair water piping	n/a		Yes	√		\$ 900.00
	Repair/replace water heater	n/a		Yes	V		\$ 1,300.00
	Other	n/a		Yes	V	complete kitchen	\$ 1,455.00
Windows	Other	n/a		Yes	√	permit	\$ 85.00
Williaows	Replace broken glass	n/a	J	Yes			\$
_	Repair or replace sash	n/a	√	Yes			\$
Doors	Repair or replace doors	n/a		Yes	☑		\$ 1,110.00
	Repair or repl. locks/latches	n/a		Yes	✓	Self Help	\$ 275.00
Walls/Ceiling	gs Repair or repl. @ defective	n/a	y	Yes			\$
Paint	Repair or repl. @ defective	n/a	✓	Yes			\$
Fire Safety	Install smoke/CO alarm:bsmt.	n/a	✓	Yes		Self Help	\$

	Install smoke/CO alarm: 1st flr.	n/a ✓	Yes 🗌	Self Help	\$
	Install smoke/CO alarm: 2nd fl	r. n/a 🗌	Yes ✓	Self Help	\$ 165.00
Handrails					
	Repair/replace defective	n/a ✓	Yes	Self Help	\$
Stairs					
	Repair defective	n/a ✓	Yes		\$
Floors					
	Repair defective	n/a 🗌	Yes 🗸		\$ 2,400.00
Other					
		n/a □	Yes 🗸	drywall & paint @ front entry stairs to 2nd floor	\$ 950.00
		n/a 🗌	Yes 🗌		\$
		n/a 🗌	Yes 🗌		\$
		n/a □	Yes 🗌		\$

Interior Co	ondition Report				
	Unit: Entire unit (single family) Upper unit of duplex	□		Lower unit of duplex Other	
Mechanical Heating	Required Work			Upper Rear Unit	
	Repair/replace boiler	n/a ✓	Yes ✓	included in front lower unit	\$
	Repair radiation	n/a ✓	Yes 🗌		\$
	Repair/replace furnace	n/a ✓	Yes 🗌		\$
	Repair ductwork	n/a ✓	Yes 🗌		\$
	Replace thermostat	n/a 🗌	Yes 🗸		\$ 100.00
	Repair/replace grilles	n/a ✓	Yes 🗌		\$
Electrical	Tune boiler/furn. insp ht exchange	g n/a ☑	Yes 🗌		\$
Electrical	Repair/replace receptacles	n/a 🗌	Yes ✓		\$ 900.00
	Repair/replace switches	n/a 🗌	Yes 🗸		\$ 900.00
	Repair/replace fixtures	n/a 🗌	Yes 🗸		\$ 900.00
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Install outlets and circuits	n/a ✓	Yes 🗌		\$
	Upgrade service	n/a ✓	Yes 🗌		\$
	Other	n/a 🗌	Yes 🗸	permit	\$ 85.00
Di	Other	n/a 🗌	Yes 🗌		\$
Plumbing	Repair/replace kitchen sink	n/a ✓	Yes 🗌		\$
	Repair/replace kitchen sink fauc	€n/a 🔽	Yes 🗌		\$
	Repair/replace tub	n/a ✓	Yes 🗌		\$
	Repair/replace tub faucet	n/a ✓	Yes 🗌		\$
	Repair/replace toilet	n/a ✓	Yes		\$
	Repair/replace lavatory	n/a ✓	Yes 🗌		\$
	Repair/replace lavatory faucet	n/a ☑	Yes 🗌		\$
	Repair/replace wash tub	n/a ✓	Yes 🗌		\$
	Repair/replace wash tub faucet	n/a ✓	Yes 🗌		\$
	Unclog piping:	n/a ✓	Yes 🗌		\$
	Repair drain/waste/vent piping	n/a 🗌	Yes 🗸	bathroom vanity	\$ 220.00
	Repair water piping	n/a ✓	Yes 🗌		\$
	Repair/replace water heater	n/a 🗌	Yes 🗸		\$ 1,300.00
	Other	n/a 🗌	Yes ✓	permit	\$ 85.00

\$

n/a 🗌 Yes 🗌

Other

Windows							
	Replace broken glass	n/a √	Yes			\$	
	Repair or replace sash	n/a [√	Yes			\$	
Doors							
	Repair or replace doors	n/a	Yes	✓		\$	1,300.00
	Repair or repl. locks/latches	n/a	Yes	V	Self Help	\$	330.00
Walls/Ceiling	•		,	_		•	
	Repair or repl. @ defective	n/a	Yes	J		\$	2,800.00
Paint	Repair or repl. @ defective	n/a [Yes	V		\$	1,400.00
Fire Safety							
	Install smoke/CO alarm:bsmt.	n/a ☑	Yes		Self Help	\$	
	Install smoke/CO alarm: 1st flr.	n/a ✓	Yes		Self Help	\$	
	Install smoke/CO alarm: 2nd flr.	. n/a _	Yes	V	Self Help	\$	165.00
Handrails	Repair/replace defective	n/a √	Yes	П	Self Help	\$	
Stairs	Tropan/replace delective	.,α [-				<u> </u>	
	Repair defective	n/a √	Yes			\$	
Floors	Repair defective	n/a	Yes	V		\$	3,800.00
Other		n/a □	Yes	[J]	fire extinguishers for common stairs & basement	\$	900.00
		n/a	Yes		oximigatorio e est oximitati oximi di zuconisti.	\$	
		n/a	Yes			\$	
		n/a	Yes			\$	
					Interior: Estimated Cost:	\$	88,961.00
					Total Exterior and Interior Cost:*	\$	109,676.00
					*average contracted cost. Actual costs may vary. Self help will reduce	the amount.	
Inspected b	y: Tom Frank				Date: 3/13/14		

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start. Permits are also required for other work such as new siding, new drywall, new doors. Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants may be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants may be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located on the first floor of 841 N. Broadway.